

Regional Economic Assistance Projects (REAP)

Program Purpose and Description

Regional Economic Assistance Projects (REAP) provides a mechanism for local and state governments and the private sector to cooperate on large-scale tourism-related projects with multiple uses that will create jobs and enhance the local tax base. REAP will assist in producing growth and development, particularly in rural areas, resulting in additional local tax revenue and providing high-caliber employment opportunities in the tourism and hospitality industries. Upon meeting the requirements of the REAP statute and the REAP Rules, including local government endorsement and certification by the Georgia Department of Community Affairs, a developer of a certified REAP project may apply to the Georgia Department of Revenue for a state license for the sale of malt beverages, wine, or distilled spirits by the drink for consumption on the premises only.

Criteria for Eligibility

Eligible applicants for REAP designation are developers of projects as those terms are defined in sections 110-20-1-.02(6) and (10) of the **REAP Rules**. In order to receive REAP certification, a project, in combination with any adjacent facility included by a reciprocal use agreement, must (a) be not less than 250 acres in size or located on or adjacent to a lake of not less than 2,500 acres in size, (b) where required, have zoning which is appropriate to the planned uses and plans which are consistent with other land use regulations, and (c) provide for at least three of the following criteria: (i) one or more regulation 18-hole golf courses, with a clubhouse providing food service, (ii) a commercial boat marina with at least 300 boat slips and a facility providing food service, (iii) a full-service restaurant with minimum seating for 75 or more persons, (iv) at least 100 residential units, (v) at least 200 rooms for overnight stays, (vi) conference facilities with capacity for 150 participants, or (vii) be located in a county in which a state-operated facility or authority provides services or products, or both, to the general public.

A project that does not include an adjacent facility subject to a reciprocal use agreement need only meet two of the criteria listed above in (c). Upon determination by the Commissioner that the project will confer substantial benefits upon the local jurisdiction, application of not more than one of the criteria set forth in Code section 50-8-191 or the program rules may be waived at the applicant's request.

Criteria for Selection

All applications received from eligible applicant will be reviewed by the Department to determine whether a project meets the REAP criteria and complies with the **REAP Rules**.

How to Apply

Applicants must first submit an application to the municipal corporation or county in which the project will be located, as specified in Code section 50-8-191 and section 110-20-1-.05(6) of the Rules. Upon approval of the project by resolution of the proper local government, the applicant must submit an application to the Department, with supporting documentation from the local government, in a format prescribed by the Department. An application packet and a copy of the **REAP Rules** may be obtained from the Department of Community Affairs at:

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

Attn: Regional Economic Assistance Projects
Community Finance Division
60 Executive Park South, NE
Atlanta, Georgia 30329-2231
REAP Program Coordinator: (404) 679-0593

A nonrefundable application and processing fee of \$5,000 is required with each application. Applicants should include a check for such amount, made out to the Georgia Department of Community Affairs, with its application.

Reporting Requirements for Existing REAP Projects

After receipt of a Certificate of Compliance, applicants must submit annual progress reports to the Department for five years or until the minimum REAP program criteria (as set forth in O.C.G.A. section 50-8-191(c)(3)) have been met, whichever is longer. A processing and monitoring fee of \$750 is required with each annual report for the first five years after an applicant receives a Certificate of Compliance. This annual report is due on the anniversary of the certification date. Upon failure to submit a timely and acceptable annual report, the Department shall revoke the applicant's Certificate of Compliance and shall notify the Department of Revenue, and other applicable state agencies, of the same.